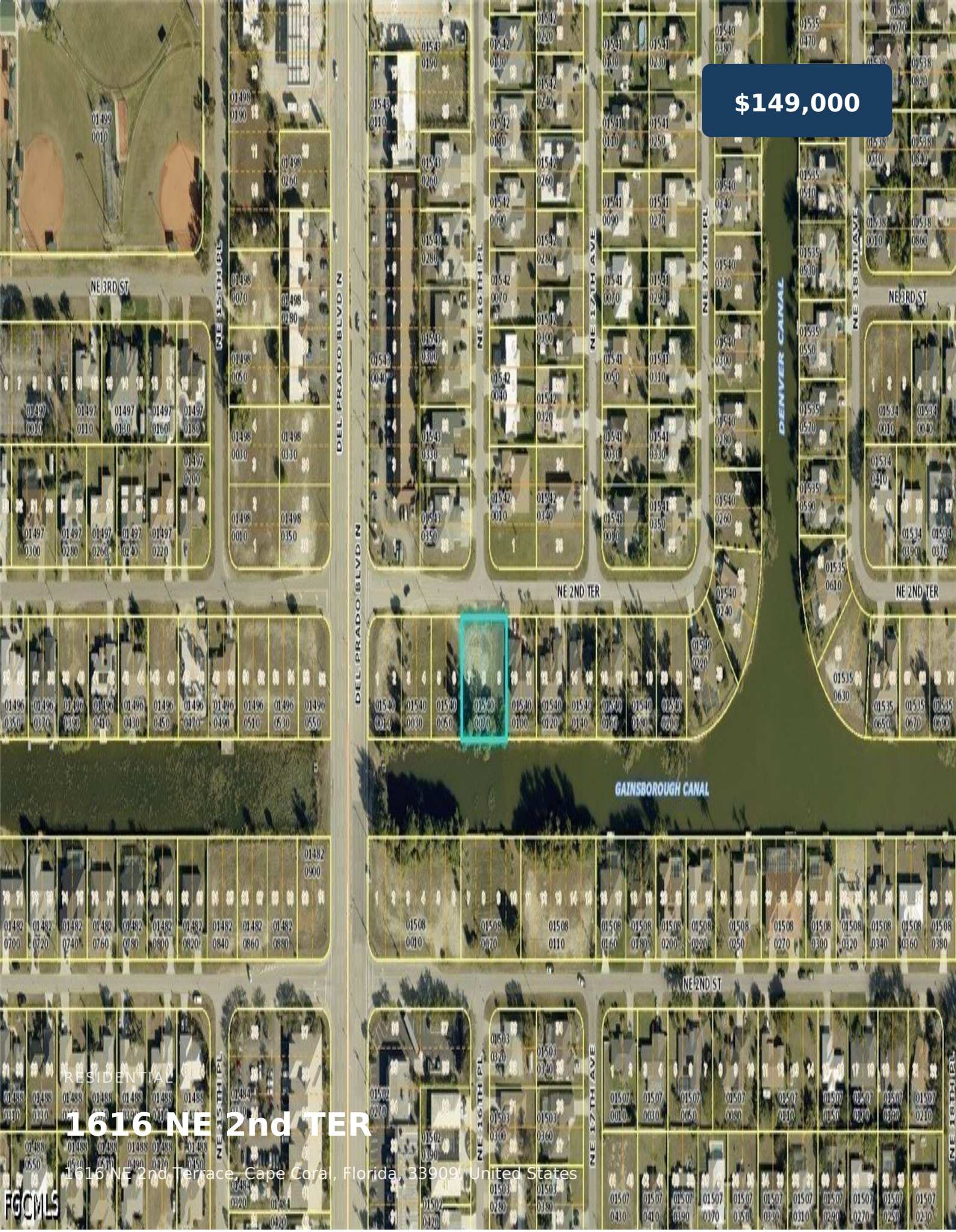


RESIDENTIAL

1616 NE 2nd TER

1616 NE 2nd Terrace, Cape Coral, Florida, 33909, United States

FGCMLS

Property Details

Type	**Residential**
MLS #	**2026034982**
View	**Canal**
Waterfront	**Canal**
Lot size	**0.34 acres**
Neighborhood	**CC31 - Cape Coral Unit 17,31-36,**
Subdivision	**CAPE CORAL**

Description

Triple-Lot Waterfront Opportunity in Established Cape Coral Location. Rare opportunity to own a triple lot in an established section of Cape Coral, offering plenty of space and outstanding waterfront potential. City water and sewer are already in place and paid, providing significant value and convenience for future development. Enjoy an impressive 120 feet of frontage on a freshwater canal, perfect for creating your own waterfront retreat. Because this is a freshwater property, a seawall is not required. Instead, you can utilize a littoral, or natural shoreline, zone—potentially saving you thousands of dollars compared with properties requiring seawalls. With three lots, 120 feet of freshwater frontage, and paid water and sewer, this property offers an exceptional combination of size, location, and value in Cape Coral. Don’t miss this opportunity to build your Florida waterfront dream while taking advantage of the substantial savings that come with a freshwater canal property. Short term Seller financing available.